

ORDINANCE NO 20070503-065

AN ORDINANCE AMENDING ORDINANCE NO 040826-61 TO MODIFY THE LAND USE PLAN, TO REZONE AND CHANGE THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR PROPERTY LOCATED AT THE 4700-4724 BLOCK OF JAMES WHEAT STREET WITHIN THE MUELLER PLANNED UNIT DEVELOPMENT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

PART 1 The Mueller Planned Unit Development ("Mueller PUD") is comprised of approximately 698.7 acres of land located generally at IH-35 and 51st Street, and being more particularly described by metes and bounds in the land use plan incorporated into Ordinance No 040826-61. Mueller PUD was approved under Ordinance No 040826-61. This ordinance affects a portion of the property within the Town Center Mixed Use (TC-2) area of Mueller PUD identified on the attached Exhibit "A."

PART 2 The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development district to planned unit development district to property described in Zoning Case No C814-04-0055 01, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block A, Mueller Section III Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Document No 200500279, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as the property located at the 4700-4724 Block of James Wheat Street within the Mueller PUD, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit A (*Zoning Map*)

PART 3 Exhibit E (*Site Development Regulations*) of Ordinance No 040826-61 is amended to modify the land use plan to allow a maximum height of 65 feet for the Property described in this ordinance. The 65 foot maximum height allowed under this ordinance applies to the multifamily, commercial, and civic land use areas of the Town Center Mixed Use (TC-2) area shown on Exhibit E.

PART 4 Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No 040826-61 remain in effect.

PART 5 This ordinance takes effect on May 14, 2007


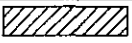


PASSED AND APPROVED

_____ May 3 _____, 2007 §
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 Will Wynn
 Mayor

APPROVED _____ **ATTEST** _____
 David Allan Smith Shirley A Gentry
 City Attorney City Clerk



 1" = 400'	SUBJECT TRACT 	PLANNED UNIT DEVELOPMENT <i>EXHIBIT A</i> CASE # C814-04-0055 01 ADDRESS 4700 4724 BLOCK OF JAMES WHEAT ST SUBJECT AREA (acres) 3.250		CITY GRID REFERENCE NUMBER L25
	PENDING CASE 			
	ZONING BOUNDARY 	DATE 07 02 INTLS SM		
	CASE MGR J ROUSSELIN			